

APPROVED OPPORTUNITY ZONE DEVELOPMENT

28 S. BOLTON

MARLBOROUGH, MA • MIXED-USE DEVELOPMENT

36 RESIDENTIAL UNITS • 2 COMMERCIAL SPACES



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

28SBOLTON.COM

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire **28 SOUTH BOLTON**, a fully approved mixed-used development located in Marlborough, Massachusetts. The project, spanning over 50,000 square feet of development, consists of a 5-story building with 36 residential units and 2 ground floor commercial spaces.

Marlborough, home to numerous high tech and specialized electronics industries, is considered one of Greater Boston's strongest business communities. **28 SOUTH BOLTON** is conveniently situated just minutes away from a strong surrounding labor market. Furthermore, it offers easy access to major routes, including I-495, Route 20, and the Mass Pike (I-90), and benefits from proximity to many restaurants and retail amenities. **28 SOUTH BOLTON** offers investors and developers significant scale in a prosperous and growing business market.

28 SOUTH BOLTON is offered for sale on an unpriced basis. We will be conducting tours of the property in the coming weeks with a call-for-offers to follow. For more information, please visit WWW.28SBOLTON.COM.



INVESTMENT HIGHLIGHTS



OPPORTUNITY ZONE

Advantageously located in an opportunity zone, the offering presents investors with all the benefits of developing in an opportunity zone.



STRONG MARKET DYNAMICS

The presence of over 40 life sciences companies engaged in a wide range of cutting edge technology and innovation activities has been the main power source for the success and strength of this market. These market drivers create incredible demand for housing and retail focused needs.



FULLY APPROVED WITH SIGNIFICANT SCALE

28 SOUTH BOLTON presents significant scale and is fully approved, allowing developers to commence construction in a short time period once obtaining a building permit.



TRANSIT ORIENTED

With easy access to two interstates (I-495, I-90), one US highway (US Route 20) and one state highway (Route 85), the development offers future residents convenient access to neighboring towns and the City of Boston.

PROPERTY DETAILS



28 S. BOLTON

- 36** RESIDENTIAL UNITS
 - 32** TWO BEDROOM UNITS
 - 4** ONE BEDROOM UNITS
- 2** COMMERCIAL SPACES
- 29** PARKING SPACES
- 4,256 SF** OPEN SPACE

ZONING DISTRICT

MARLBOROUGH
VILLAGE DISTRICT (MV)



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CAPITAL MARKETS

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